



# **2013 Normandale Neighborhood Roadway Improvements BA-394 Informational Meeting**

September 5, 2012



## Agenda

- Introductions
- Project Location
- Process & Timeline
- Project Details
- Funding
- What You Can Expect
- Communication Tools
- How to Prepare
- Q&A

# CITY OF EDINA



## Introductions

### SEH Staff

**Project Engineer**  
**Carter Schulze**



**Project Manager**  
**Toby Muse**



**Sr. Project Manager**  
**Paul Pasko**



### City Staff

**Asst. City Engineer**  
**Chad Millner**



**Office Manager**  
**Sharon Allison**



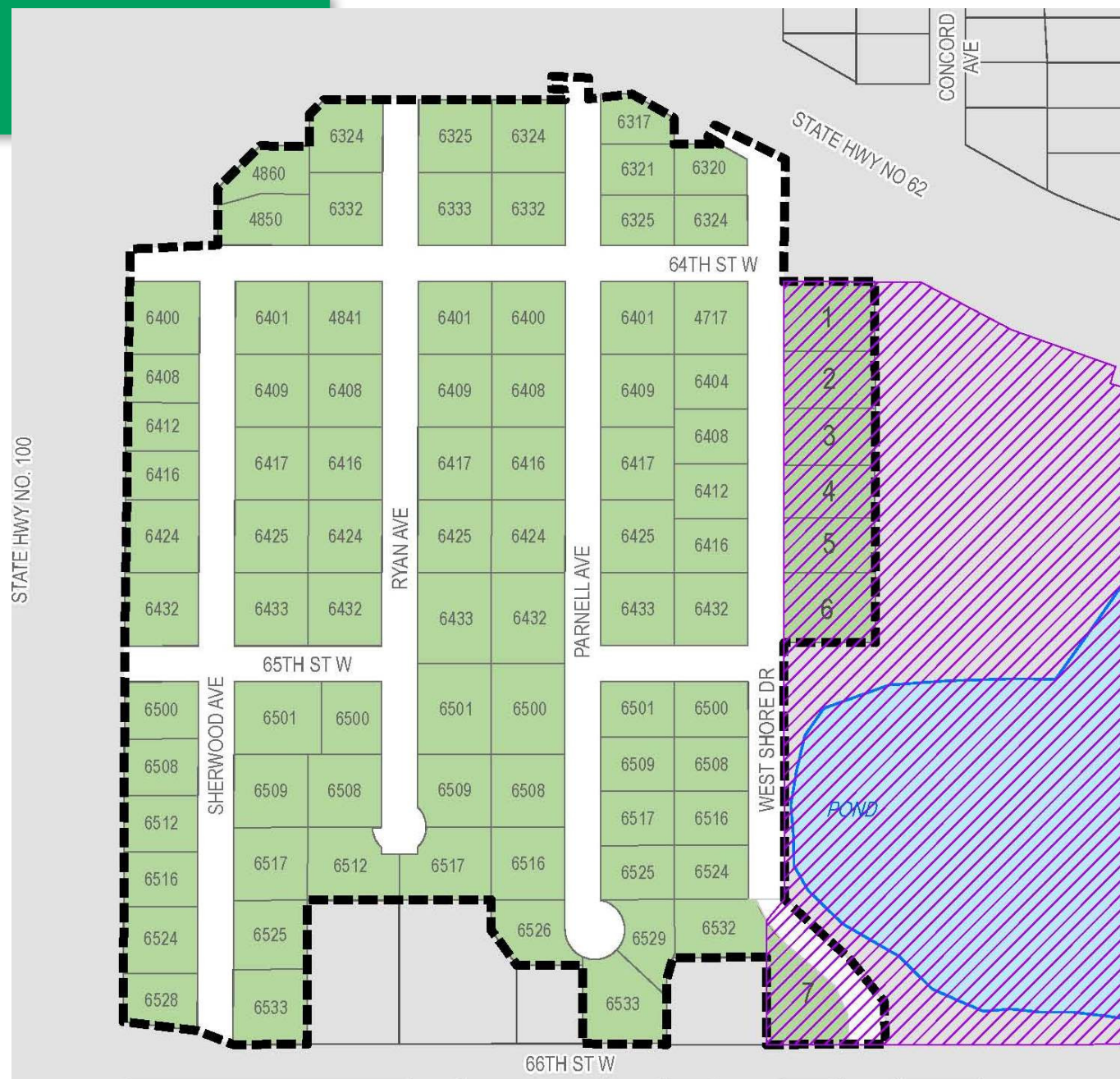
**Environ. Engr.**  
**Ross Bintner**



**Director of Engineering**  
**Wayne Houle**



## Project Location







## Process





## Typical Timeline

August/September

Feasibility report and  
estimates provided

December/January

Public hearing

January-March

Plan preparation and bidding

April/May

Construction begins

October/November

Construction concludes

Spring 2014

Warranty work

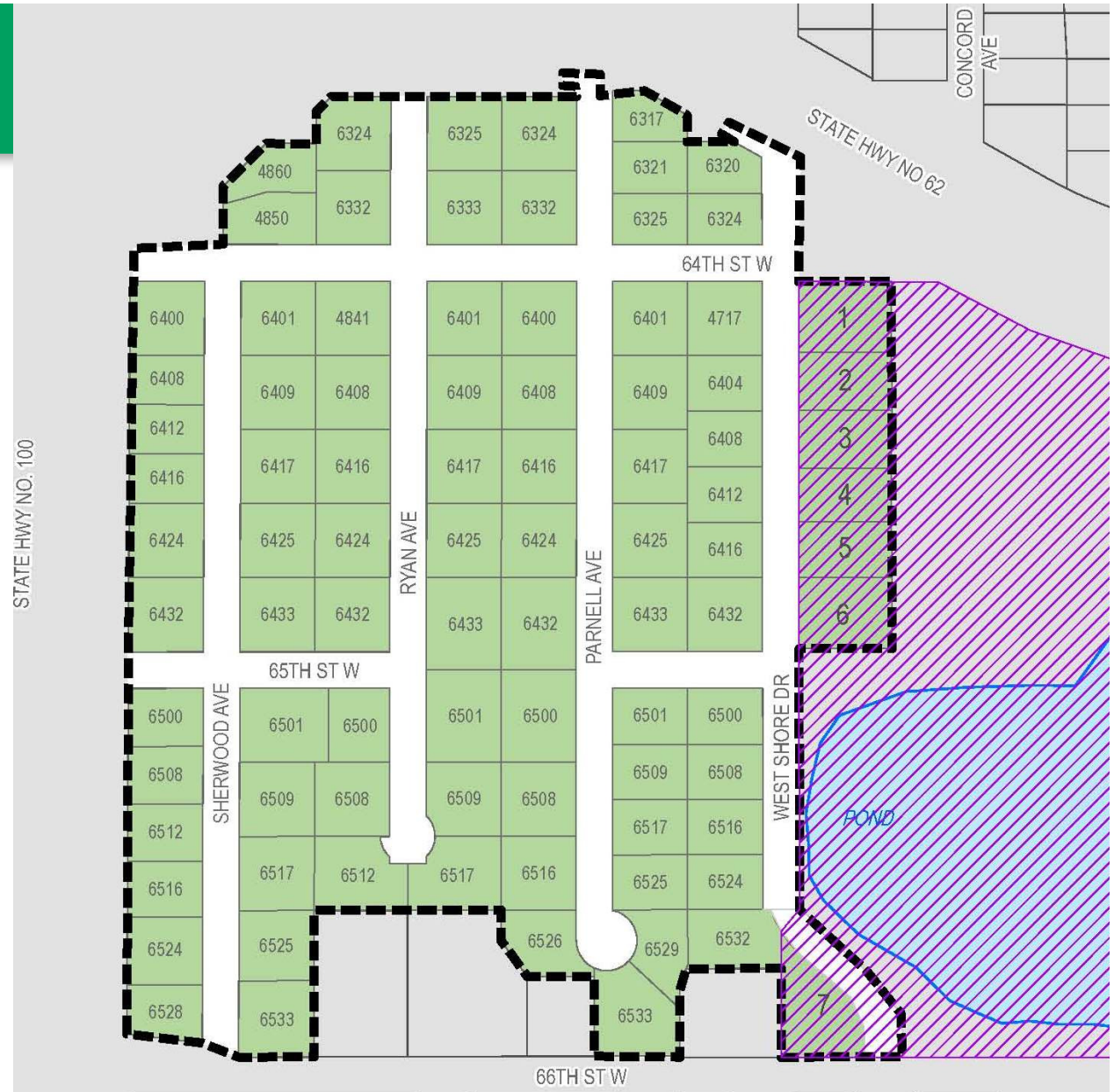
Summer/Fall 2014

Final assessment hearing

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## Existing Roadway Details

- 89 Properties
- 82 Privately Owned
- 7 City Owned
- 1.4 miles of roads
- 21,800 square yards of street pavement







## Existing Roadway Details

- Streets constructed in the 1960's
- Streets have curb and gutter
- Existing street widths are 29-ft to 30-ft







## Existing Roadway Details

- Landscaping placed in the right-of-way
- Irrigation systems & pet containment fences in the right-of-way







## Existing Roadway Details

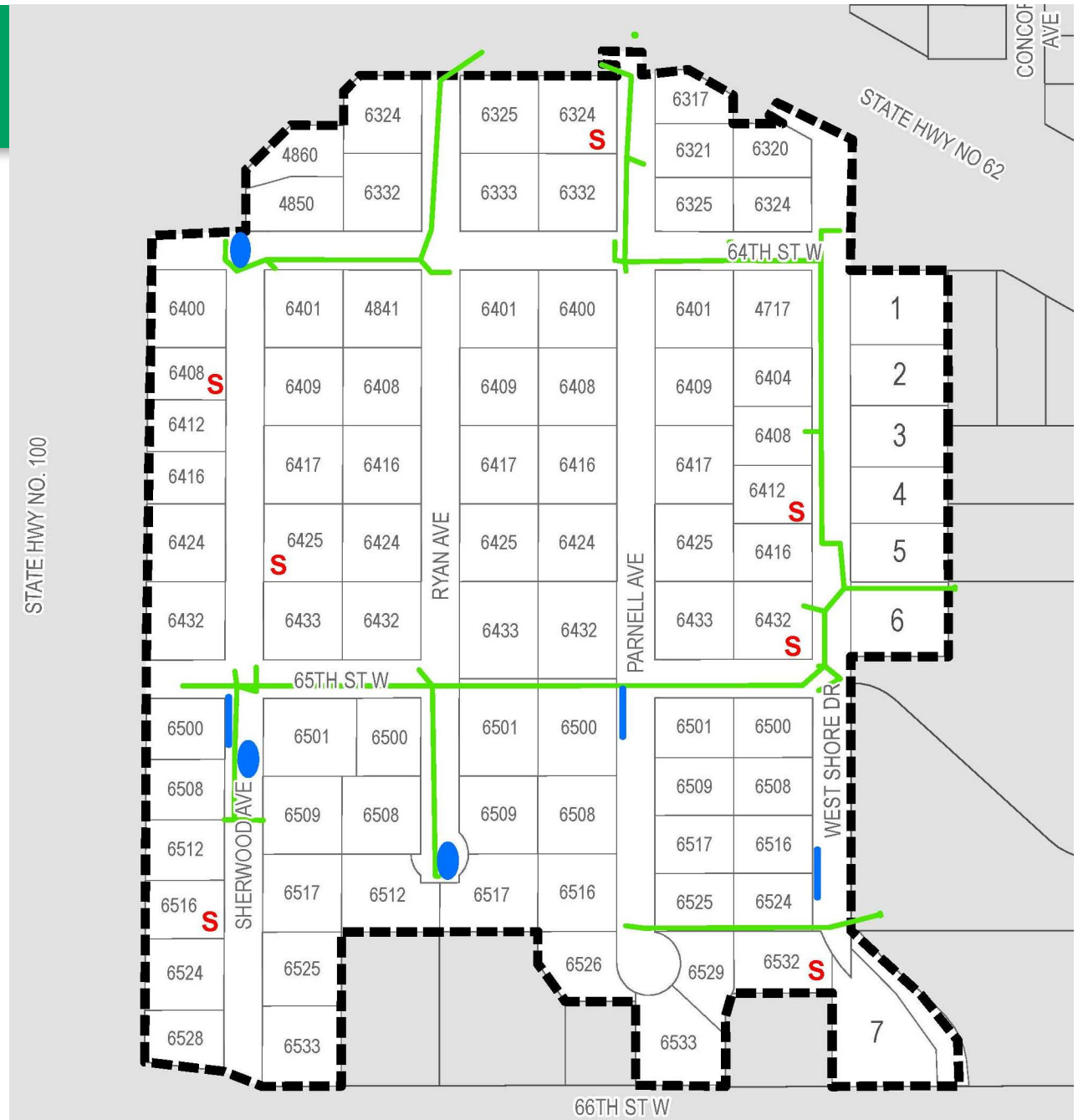
- Varied driveway materials.



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## Existing Utility Details

- Storm Sewer

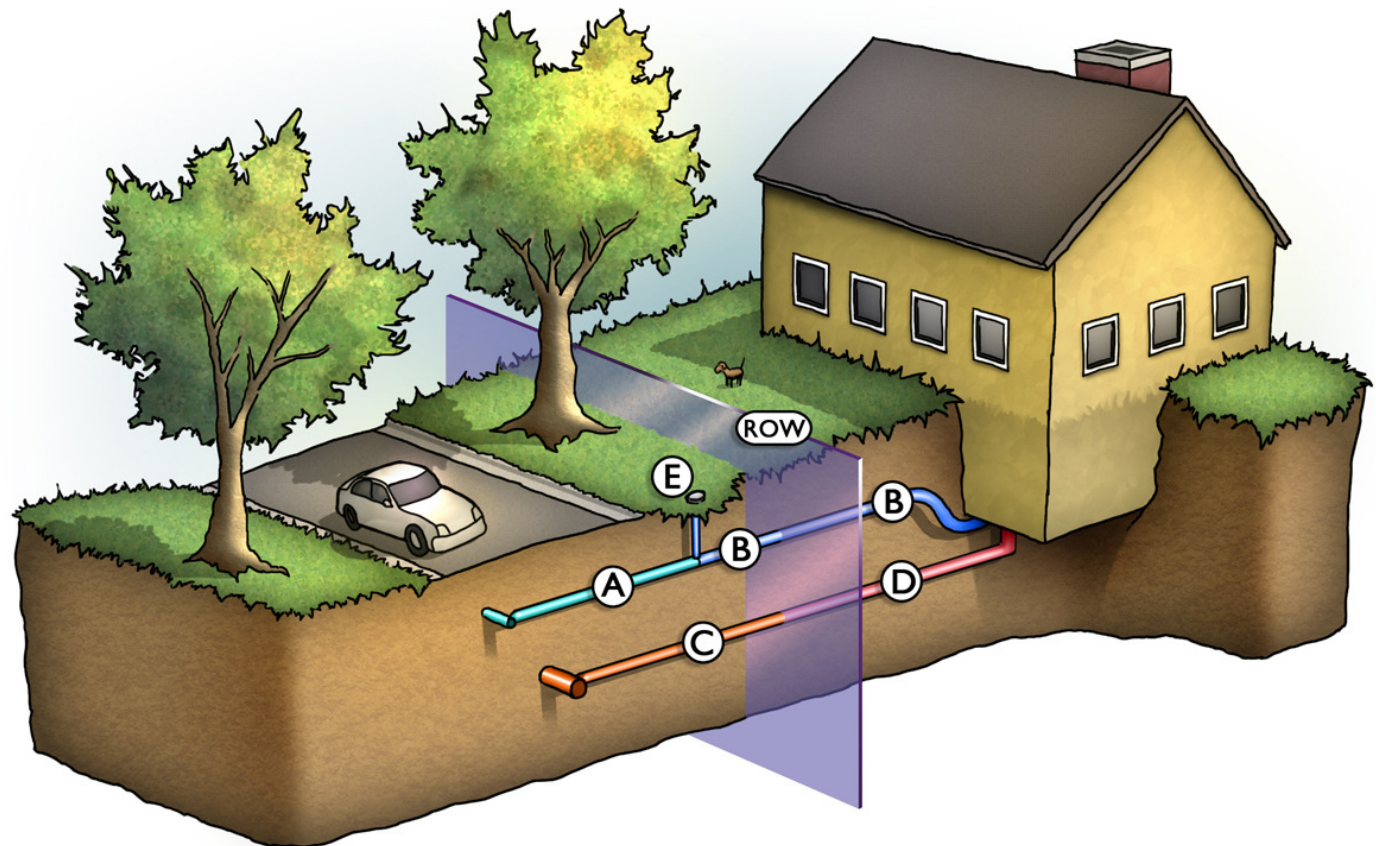






## Existing Utility Details

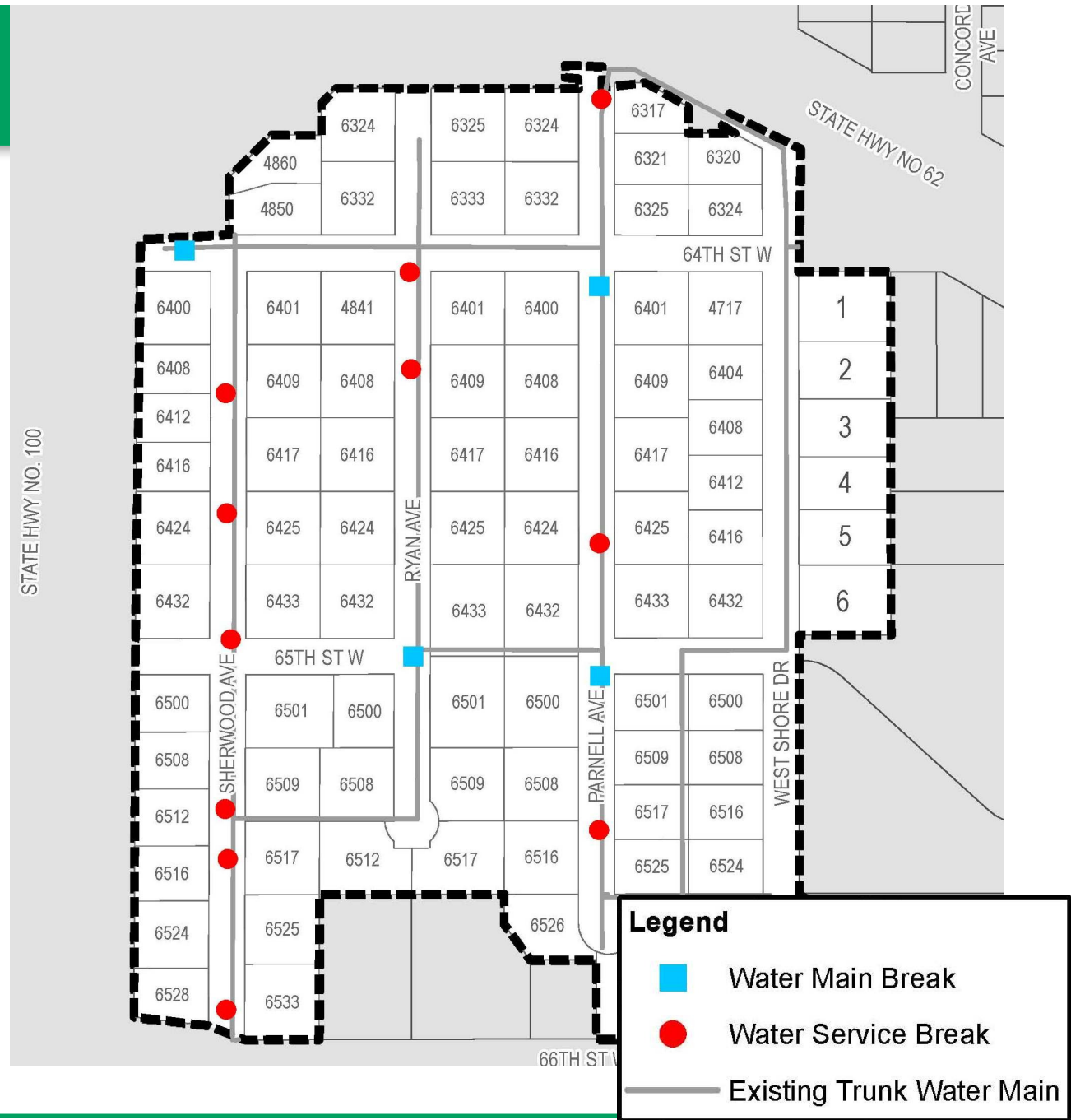
- Trunk  
Sanitary  
Sewer and  
Water Main  
Pipes



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## Existing Utility Details

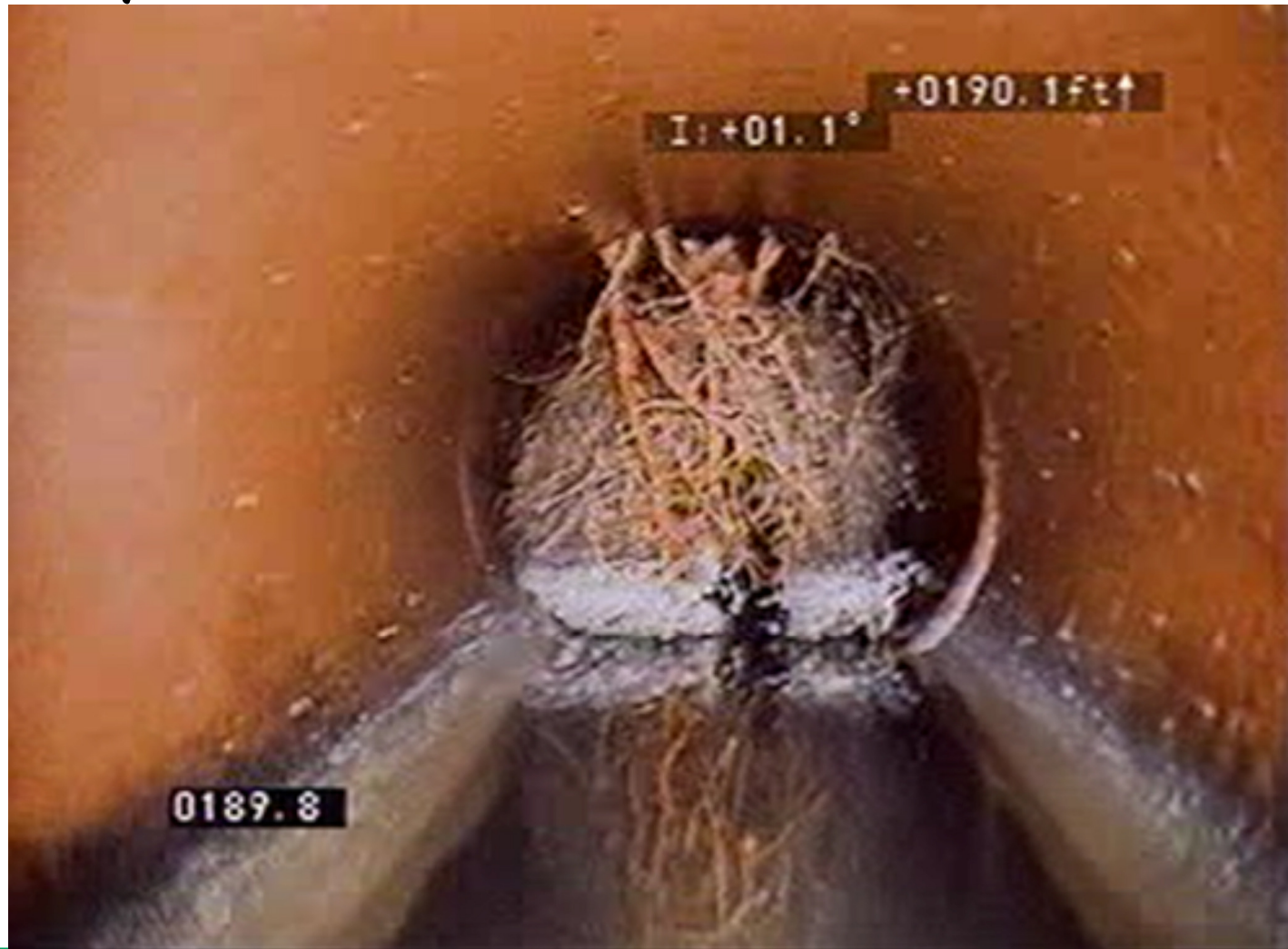
- Trunk Water Main Pipe





## Existing Utility Details

- Trunk  
Sanitary  
Sewer Pipe

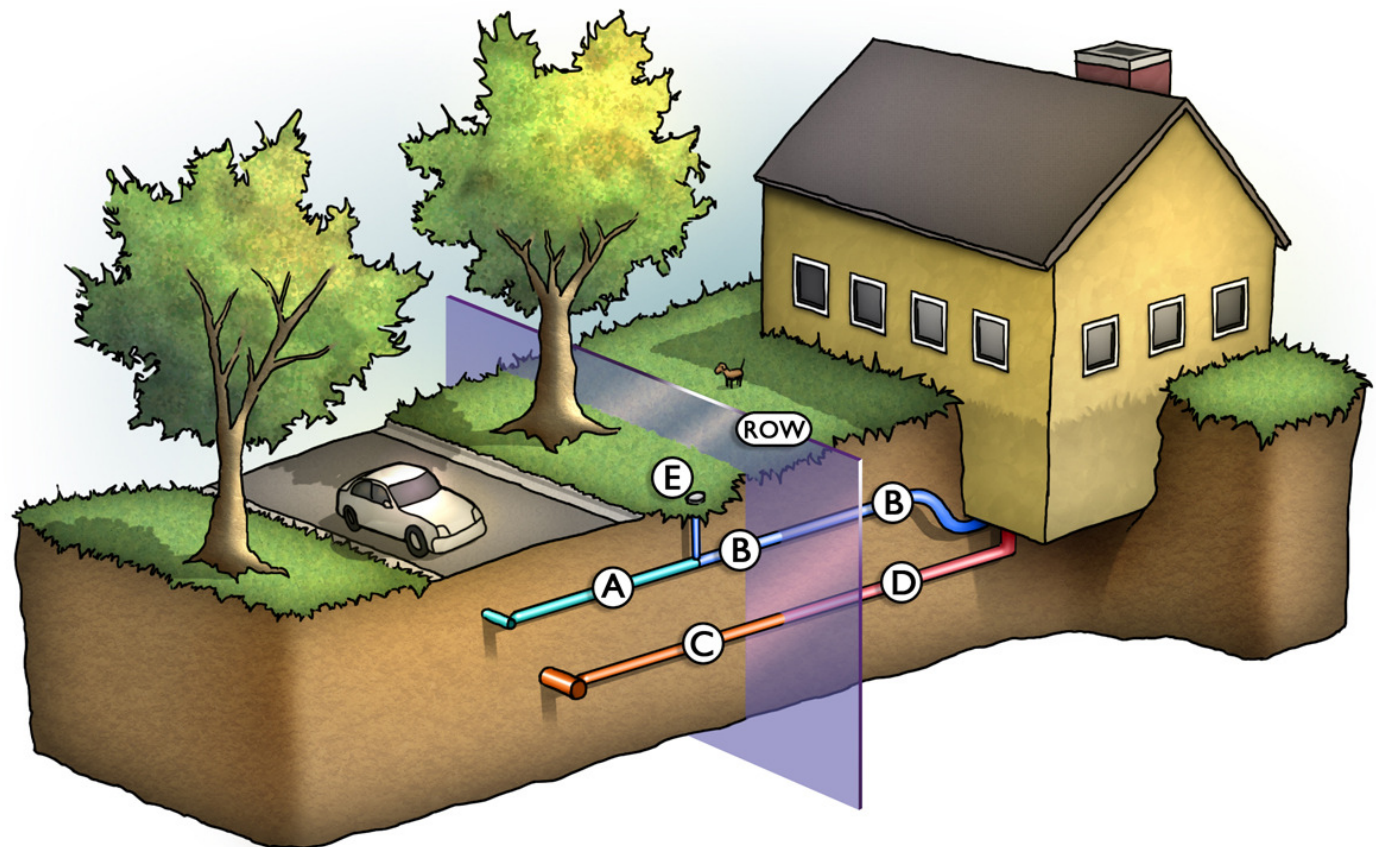






## Existing Utility Details

- Water and Sanitary Sewer Service Pipes





## Why My Street?

- Streets that meet specific standards are subject to reconstruction.
- Priority is given to streets with the highest need based on watermain breaks, sanitary sewer deficiencies, storm sewer/drainage issues, and Pavement Condition Index.
- Reconstruction is usually more cost-effective in the long-term than patching or seal-coating.
- Streets are grouped together to help prolong pavement life and maximize the economics of scale for construction.



## What is Included?

- Always included:
  - Roadway – replacing the entire pavement section
  - Curb and gutter – all or pieces
  - Utility upgrades
- Sometimes included:
  - Sump pump drainage system
  - Sidewalks
  - Streetlights
  - Traffic management
- Full project scope is based on the condition of the infrastructure and resident questionnaire responses



## Questionnaire Results

Neighborhood	% of Questionnaires Returned	Has a Sump Pump		Change Existing Lighting		Prefer New Sidewalk	
		Yes	No	Yes	No	Yes	No
Normandale	63% (52 / 83)	7 (13%)	43 (83%)	21 (40%)	27 (52%)	6 (12%)	45 (87%)



## Proposed Roadway Improvements

- Remove and replace pavement surface
- Spot repair of curb and gutter







## Proposed Roadway Improvements

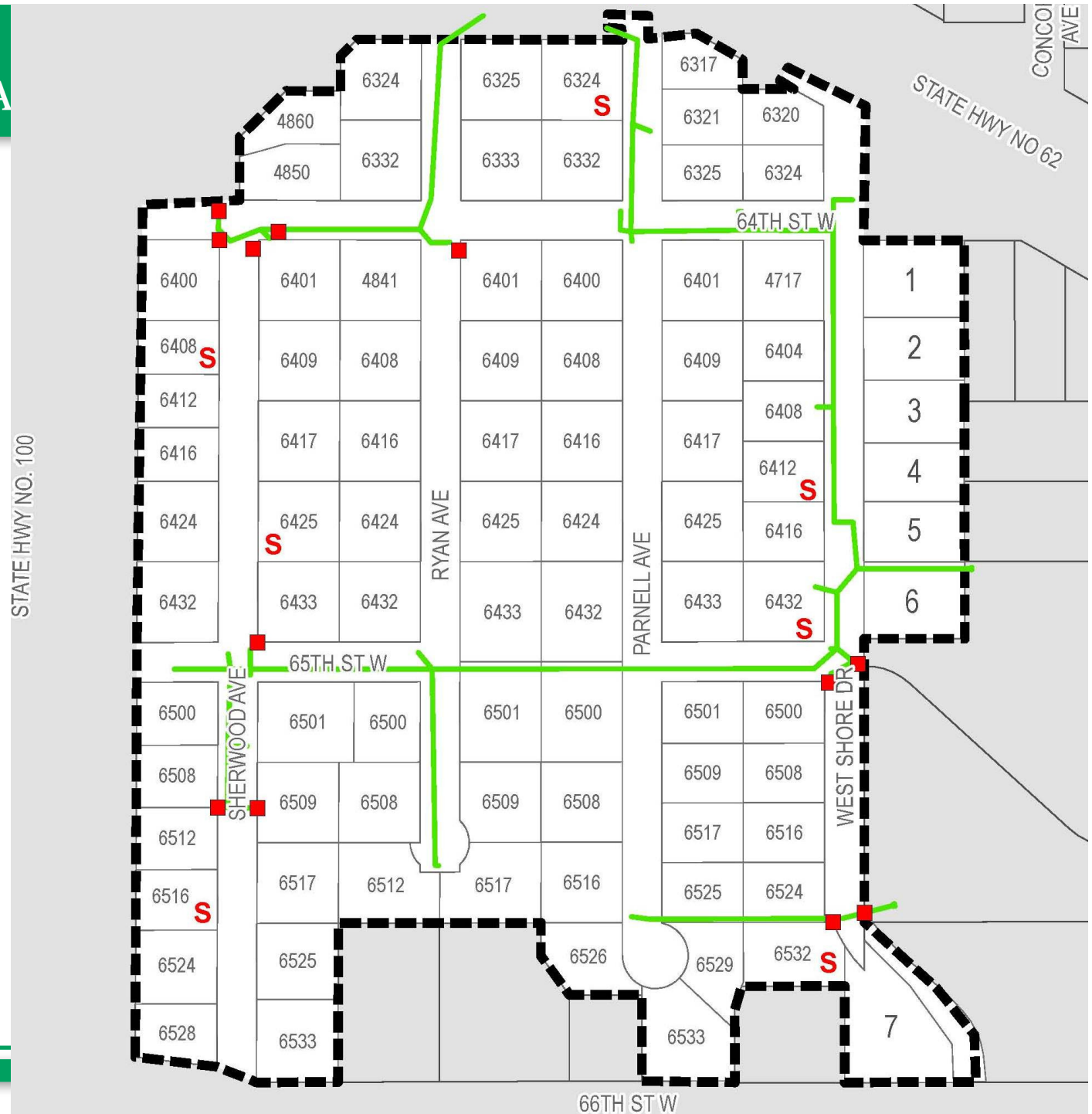
- Driveway aprons and end replacements



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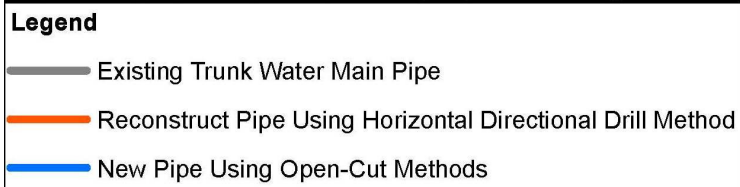
## Proposed Utility Details

- Storm Sewer Upgrades



# Proposed Utility Details

- Trunk Water Main Pipe







## Proposed Utility Details

- Temporary Water System





## Proposed Utility Details

- Trunk  
Sanitary  
Sewer Pipe







## Proposed Utility Details

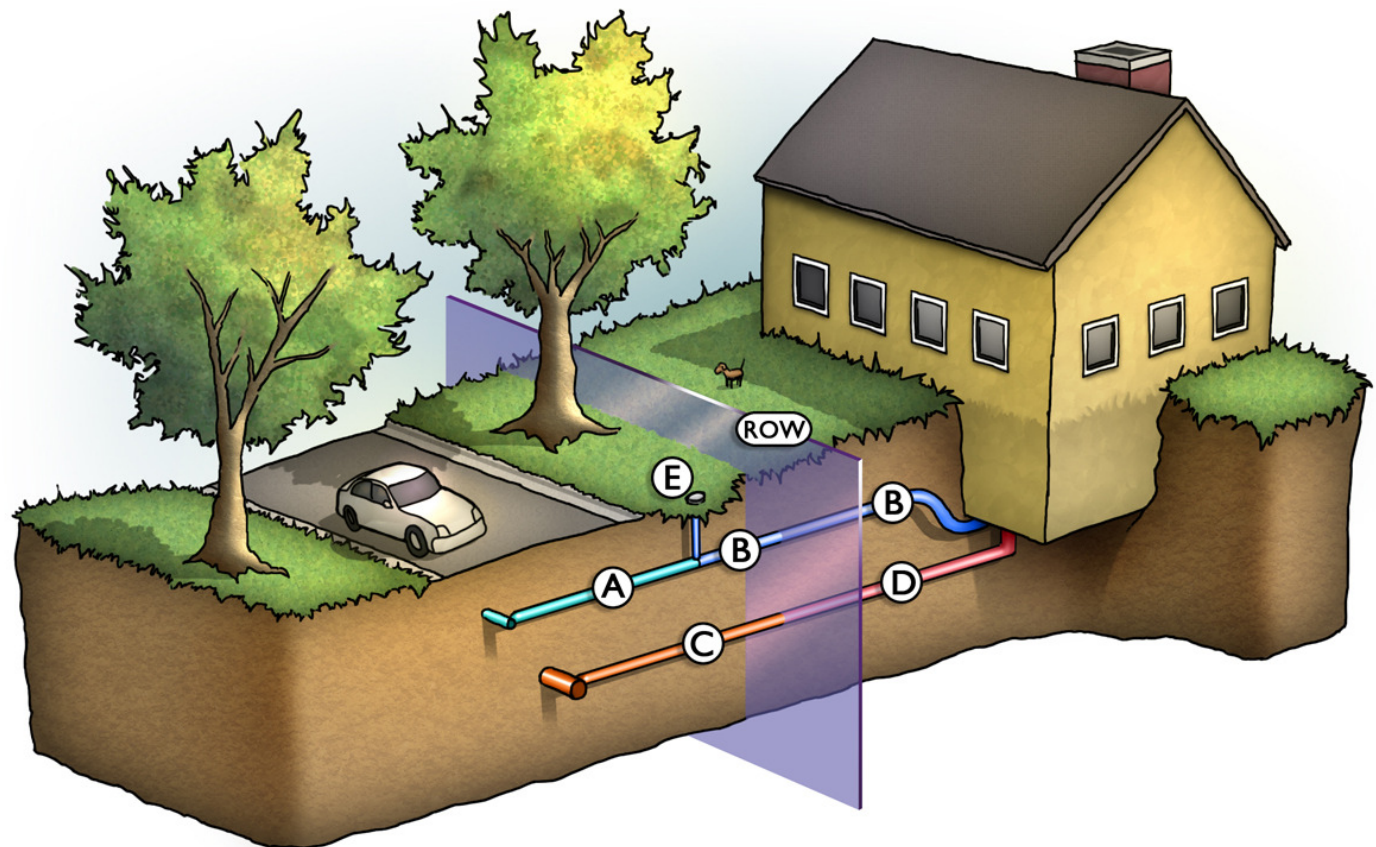
- Water Service Pipes





## Proposed Utility Details

- Sanitary Sewer Service Pipes





## Proposed Sanitary Sewer Service Improvements

- Homeowner can reconstruct segment C using their own contractor and
  - If the work is done per City code, you have the option to add the cost to your street assessment, or
- The City will reconstruct segment C using its contractor and the cost is automatically added to the cost of your street assessment.



## Funding

- Projects are funded by a combination of special assessments to residents and the City's Utility Fund
- Assessments are assigned to adjacent properties that stand to benefit from construction improvements



## Funding

- Special assessments to residents cover 100 percent of roadway costs.
- Sidewalks and streetlights are not included in special assessments.





## Funding

- Utility Fund covers 100 percent of:
  - Concrete curb and gutter
  - Sanitary sewer
  - Storm sewer
  - Water main
  - Sump pump pipe
- The Utility Fund is a collection of utility service charges paid to the City



## Other Impacts

- Our goal is to streamline projects and minimize neighborhood disturbance.
- The City encourages private utility companies (gas, electric, telephone and cable TV) to upgrade or repair utilities along the project area.



## Do Taxes Cover Street Projects?

- Roughly 20 percent of your property taxes go to the City for expenses such as Police, Fire, Parks and Public Works (snowplowing, pothole repairs, sealcoating, and other street maintenance).
- Your taxes do not pay for street reconstruction.

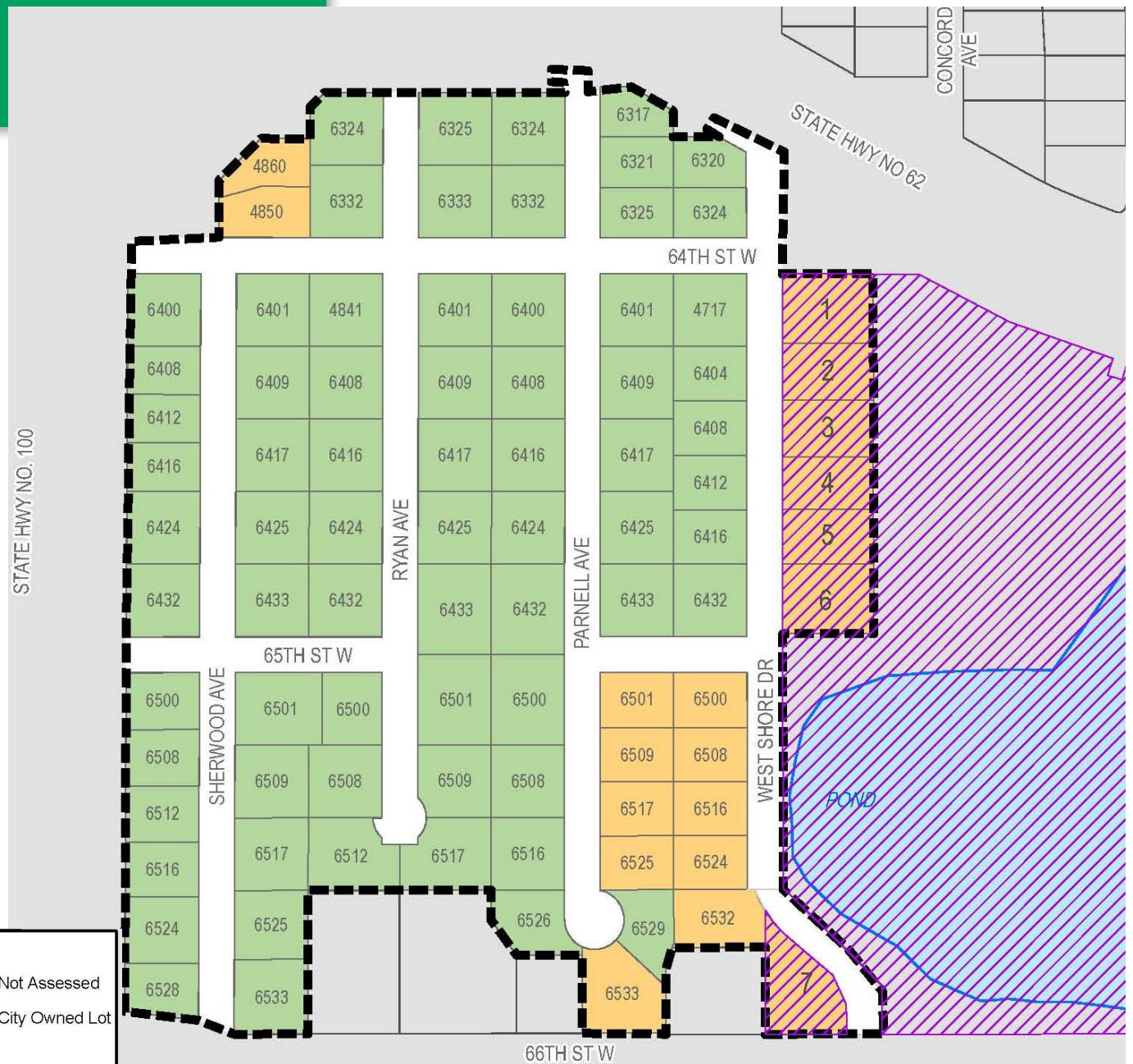


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## Preliminary Assessments

**Legend**

- 1 REU - Estimated \$16,100 Assessment (2013 Dollars)
- 1 REU - Estimated \$12,300 Assessment (2013 Dollars)
- Project Limits
- Not Assessed
- City Owned Lot





## Preliminary Assessments

Neighborhood	Estimated Assessment per REU	# of REU's
Normandale - Street	\$12,300	89
Normandale – Sanitary Sewer Service	\$3,800	70
Total Preliminary Assessment	\$12,300 - \$16,100	



## Proposed Sanitary Sewer Service Improvements

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## Preliminary Assessments City of Edina 2013 Projects

Neighborhood	Estimated Assessment Range per REU	# of REU's	SQ Yards of Paving	SQ Yards Paving per REU
<b>Normandale</b>	<b>\$12,300 - \$16,100</b>	<b>89</b>	<b>21,800</b>	<b>245</b>
Mendelssohn	\$13,200 - \$16,200	64.67	16,500	242
Braemar Hills B	\$8,000 - \$11,000	34.33	5,600	165
St. Patrick's Lane	\$9,000 - \$12,000	13.10	2,900	205
Gleason Circle	\$9,000 - \$12,000	7.33	1,400	187
Lake Edina	\$10,000 - \$13,000	247.40	48,800	197



## Payment Options

- You will be billed for the assessment one year after project completion
- Assessments are payable over 15 years
- Payment options:
  1. Pay entire amount upon receiving bill to avoid finance charges
  2. Pay 25 percent; balance rolls to property taxes
  3. Roll entire amount to property taxes
  4. Defer payment if 65 years old or older



## What You Can Expect

- We will keep you informed.
- You will have opportunities to provide input.
- Private utility work is to be completed before City work.
- We will do our best to minimize inconveniences, but construction does not come without pain points.





## What You Can Expect

- Dust, noise and mud.
- Localized flooding during rainfall.
- Timelines sometimes delayed due to weather.
- You will be asked to limit water use.
- Your home will be connected to a temporary water line.





## What You Can Expect

- Your driveway may be inaccessible for up to seven days.
- Roadways to your home may be periodically inaccessible.
- The contractor will accommodate special access needs.
- Irrigation and pet containment systems may be damaged.





## Property Impacts

- Items located within the City's right-of-way may be damaged
  - Private utilities will be repaired if you notify us of them in advance of the project.
  - You can remove plantings and other landscape features before the project.
  - In areas where the boulevard is disturbed, the City will plant sod in the right-of-way after the project is complete.



## Providing Input

- Public hearings and questionnaire mailed to your home
- Weigh in on:
  - Sump pump drainage options
  - Are there traffic or drainage issues in your neighborhood?





## Communication Tools

- Become a neighborhood captain to help facilitate project communication.
  - Let us know of someone in your neighborhood who might fit this role.
- You will be notified of all meetings, hearings, schedules and questionnaires via regular mail.
- Public hearing notices are also published in *Edina Sun-Current*.
- Door hangers are hung when there time-sensitive information.
- Final assessment notices are mailed one year after construction.



## City Extra

“City Extra” emails are the best way to receive regular updates once construction begins. These are free weekly email updates about your project.

- Sign up on City of Edina website, [www.EdinaMN.gov](http://www.EdinaMN.gov).
  - Check the box next to your project name.
- If you cannot receive email, we will mail you City Extra updates upon request.
- It's the best way to stay informed.
- Don't delay; sign up at today's meeting!



## How to Prepare

- Sign up for City Extra
- Begin financial planning
- Complete questionnaire
- Coordinate home and yard improvement projects around the street construction timeline
- Ask questions; stay informed

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## Contact Us

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Email: [cmillner@edinamn.gov](mailto:cmillner@edinamn.gov)





**Thank you!**

**Questions?**

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